171.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	812,700 / 812,700
					USE VALUE:	812,700 / 812,700
					ASSESSED:	812,700 / 812,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE STEVEN
Owner 2:	CHAN DONNA
Owner 3:	
Street 1:	21 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOUWENS STEPHEN W -
Owner 2:	BLOOM ALISHA R -
Street 1:	21 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,810 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1928, having primarily Wood Shingle Exterior and 1749 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6810.000	375,700		437,000	812,700
Total Card	0.156	375,700		437,000	812,700
Total Parcel	0.156	375,700		437,000	812,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.80 | /Parcel: 464.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113380

GIS Ref

GIS Ref

Insp Date 09/18/18

PREVIOUS ASSESSMENT

Parcel ID 171.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	375,500	0	6,810.	437,000	812,500	812,500	Year End Roll	12/18/2019
2019	101	FV	314,300	0	6,810.	437,000	751,300	751,300	Year End Roll	1/3/2019
2018	101	FV	314,300	0	6,810.	387,100	701,400	701,400	Year End Roll	12/20/2017
2017	101	FV	314,300	0	6,810.	324,600	638,900	638,900	Year End Roll	1/3/2017
2016	101	FV	314,300	0	6,810.	324,600	638,900	638,900	Year End	1/4/2016
2015	101	FV	279,500	0	6,810.	280,900	560,400	560,400	Year End Roll	12/11/2014
2014	101	FV	279,500	0	6,810.	271,600	551,100	551,100	Year End Roll	12/16/2013
2013	101	FV	279,500	0	6,810.	258,500	538,000	538,000		12/13/2012

!13251!

PRINT

Date	Time
12/11/20	03:14:17

LAST REV

Date	Time
09/27/18	13:49:12
apro	
13251	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOUWENS STEPHEN	57146-227		7/15/2011		560,000	No	No		
CLOUGH LISA G/T	46849-444		1/20/2006		541,000	No	No		
HAYES JOHN D &	42305-308		3/24/2004		495,000	No	No		
HAYES EILEEN T	24262-188		2/14/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2010	2263	Manual	8,700					REBUILD FRT STAIRS
2/1/2005	72	Manual	7,000					unheated sun porch
9/22/1995	549	Manual	1,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Inspected	CC	Chris C
6/7/2018	MEAS&NOTICE	BS	Barbara S
7/2/2012	External Ins	BR	B Rossignol
10/29/2008	Meas/Inspect	345	PATRIOT
6/5/2006	MLS	HC	Helen Chinal
9/14/2005	Fieldrev-Chg	BR	B Rossignol
7/24/2004	MLS	MM	Mary M
12/20/1999	Meas/Inspect	243	PATRIOT
7/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	113380
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6810		Sq. Ft.	Site		0	70.	0.92	8									437,010						437,000	

Total AC/HA: 0.15634 | Total SF/SM: 6810 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 437,010 | Spl Credit | Total: 437,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8M - Plyw Panel	20	%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31751430
Const Adj.:	1.02801836
Adj $ / SQ:	169.304
Other Features:	85800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	461506
Depreciation:	85840
Depreciated Total:	375666

COMMENTS

SINK IN BSMT. added 60sft of land from 17 claremont ave..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

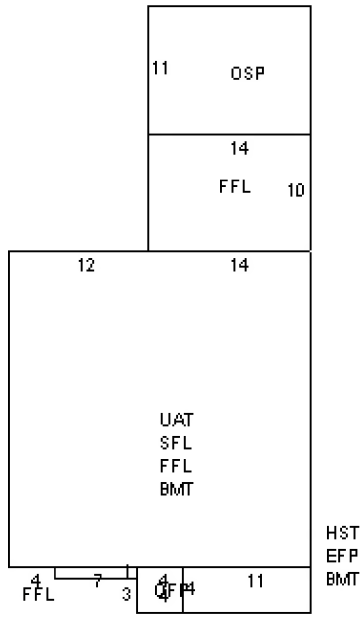
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	186.23
Special Features:	0	Val/Su Net:	138.69
Final Total:	375700	Val/Su SzAd	238.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	849	169.300	143,739
BMT	Basement	746	50.790	37,890
SFL	Second Floor	702	169.300	118,851
UAT	Upper Attic	176	118.510	20,799
OSP	Screen Porch	154	30.770	4,739
EFP	Enclos Porch	44	74.630	3,284
HST	Half Story	22	169.300	3,725
OFP	Open Porch	16	45.230	724
	Net Sketched Area:	2,709	Total:	333,751
Size Ad	1573	Gross Are	3257	FinArea 1749

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 X 6	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	